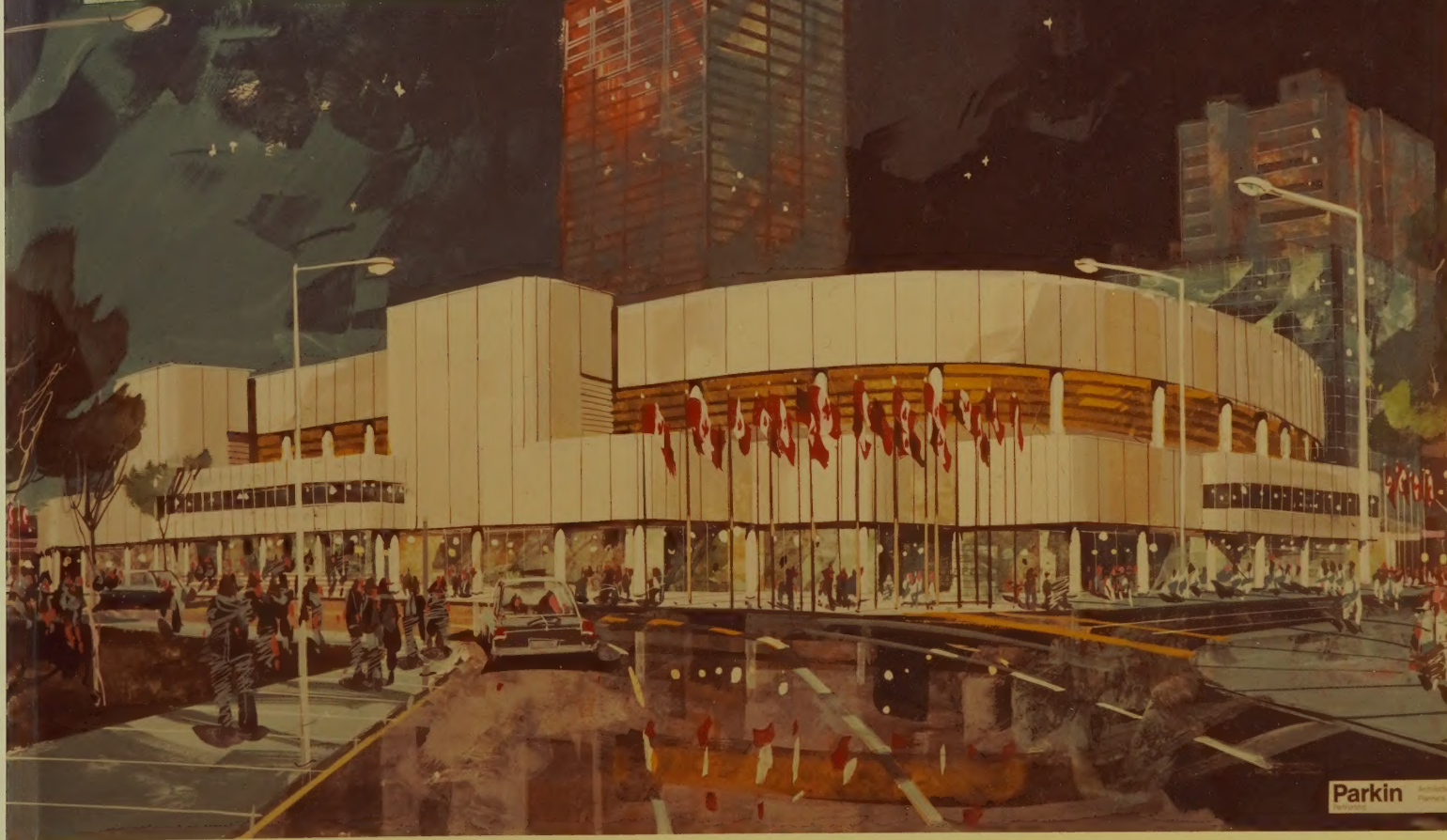


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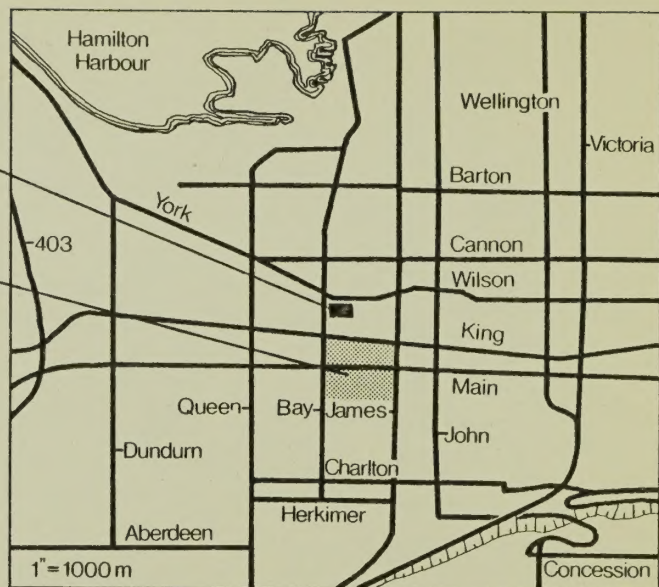
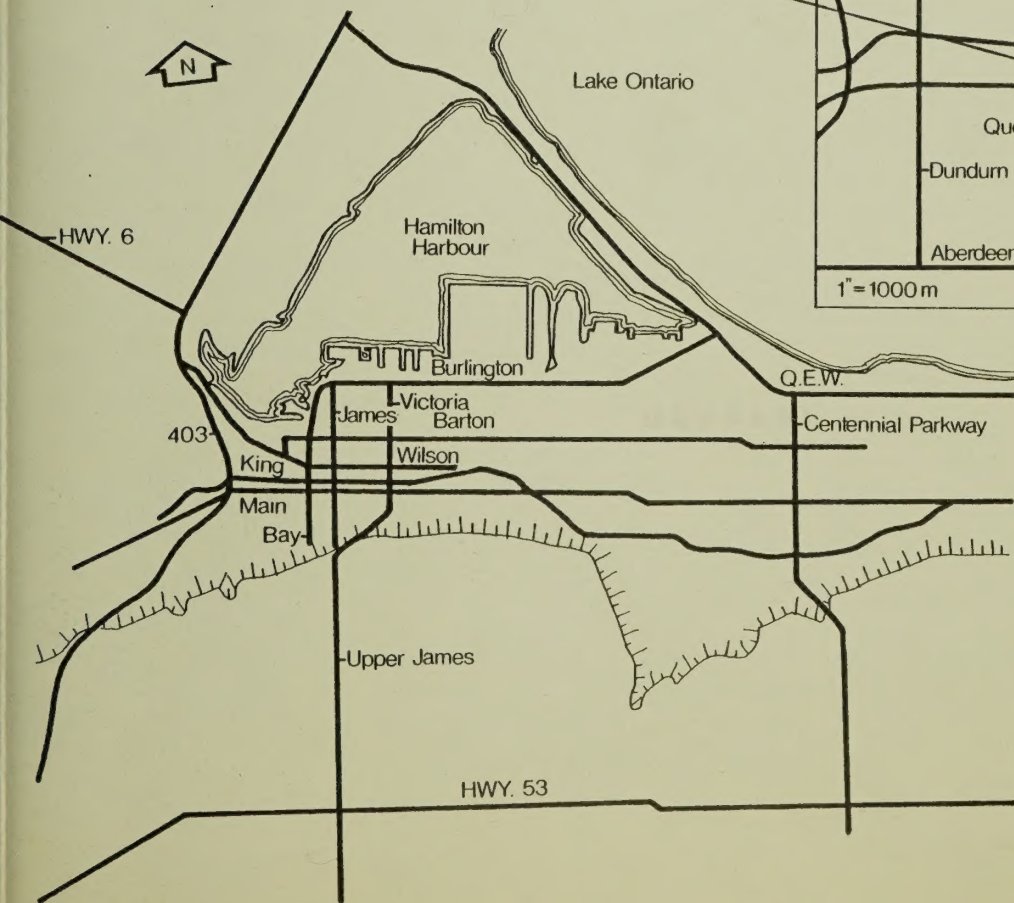


# Trade Centre/Arena

City of Hamilton



# City of Hamilton - Trade Centre/Arena Civic Square







## GENERAL



## TRADE CENTRE/ARENA PROJECT

### GENERAL

#### **Site**

- Lloyd D. Jackson Square
- South-east corner of Bay Street and York Boulevard

#### **Capacity**

- Hockey and Ice Events - 18,000 seats
- Concerts and Meetings - 20,000 seats

#### **Exhibition Area**

- With all seats in place - 61,000 sq. ft.
- with telescopic seats removed - 87,000 sq. ft.

#### **Ice Surface**

- 85 ft. x 200 ft. (N.H.L. Size)
- 30 m x 60 m (International Size)

#### **Retail Area**

- 33,000 sq. ft.

This retail area will be an extension of the retail shopping mall in Lloyd D. Jackson Square.

#### **Seating**

- Arranged in two tiers forming an open bowl of seating around the ice surface.
- All access to the seating is from the Concourse Level which is one level above the street (Plaza Level).





## **GENERAL** (Cont'd)

### **Entrance**

- Bay Street North (west side)
- Plaza Level (east side)

### **Exhibit and Service Access**

- Enclosed truck tunnel to loading docks and access to ice or exhibit surface.

### **Structural Statistics**

- |                    |                       |
|--------------------|-----------------------|
| - Structural Steel | - 810 tonnes          |
| - Reinforced Steel | - 2,030 tonnes        |
| - Steel Cladding   | - 9,300 square metres |
| - Concrete         | - 16,800 cubic metres |



## **GENERAL LAYOUT**

### **Ice Level (One Level Below Street)**

- Ice Surface
- Loading Docks (4)
- Home Team and Visitors Dressing Rooms
- Physicians' Office and First Aid Facilities
- Dressing Rooms for performers, stars, etc.
- Maintenance Facilities
- Staff Change Rooms and Washrooms
- Concessionnaires Storage and Employer Facilities
- Exhibition Area
- Truck Access to Exhibition Area

### **Promenade Level (Street Level)**

- Main Entrance from Bay Street
- Escalators up to Concourse Level at Bay Street Entrance
- Escalators down to Ice Level and East End of Building at Bay Street Entrance
- Elevator (Passenger) up to Concourse Level and down to Ice Level
- Elevator (Freight) up to Concourse Level and down to Ice Level
- Retail Shopping Area
- Access from Lloyd D. Jackson Square Shopping Mall
- Provision for Home Team Offices
- Provision for Restaurant (adjacent to York Boulevard)
- Administration Offices



## **GENERAL LAYOUT** (Cont'd)

### **Concourse Level (Plaza Level)**

- Access to all seating
- Concessions (15 locations)
- Washrooms
- Provision for Club Room
- Provision for Private Boxes at the top of the lower tier of seating
- First Aid
- Security
- Exit Facilities (North and South Sides)
- Entrance at East End of Building
- Location for wheelchair users





## **FACTS ABOUT THE FACILITY**

### **Structure**

- Reinforced concrete
- Roof support will be two-way **steel** trusses

### **Exterior**

- Concrete
- Pre-finished steel cladding

### **Mechanical**

The following systems will be included:-

- Heating Systems
- Air-conditioning Systems
- Sprinkler System (Entire Building)
- Ice-making System

### **Electrical**

The following systems will be included:-

- Emergency Generator System
- Arena Paging System
- Lightning Protection System
- Cable Tray System for T.V. and Radio
- Separate Power Supply for Shows, Concerts and other events
- Audio Systems for Arena and Exhibition Areas
- Metal Halide Lighting for Ice Surface, Instant-On Quartz Lighting for Theatrical Performances
- Fluorescent Lighting in other areas
- Fire alarm and detection system



## **ANTICIPATED EVENTS**





## ANTICIPATED EVENTS

- Hockey
- Wrestling
- Concerts
- Consumer Shows
- Industrial Shows
- Circus
- Ice Shows
- Tennis Exhibitions
- NBA Exhibitions
- Sporting Events
- Harlem Globetrotters
- Ethnic Shows
- Other Events
- Other Consumer Shows

|                            |            |
|----------------------------|------------|
| Projected Number of Events | - 122      |
| Number of Performances     | - 161      |
| Number of Days in use      | - 185 days |



## HISTORY



## **SUMMARY**

### **History - Trade Centre/Arena Project**

- |                             |      |                                                                                                                                                                |
|-----------------------------|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>June 1980</b>            | -    | IBI Group appointed to carry out a Stadium/Arena Feasibility Study                                                                                             |
| <b>September 1980</b>       | -    | City Council agreed that subject to appropriate funding, it would;                                                                                             |
|                             | (i)  | Proceed with the construction of a Trade Centre/Arena at Bay Street North and York Boulevard;                                                                  |
|                             |      | and                                                                                                                                                            |
|                             | (ii) | With the construction of a new Stadium Facility at Upper Wentworth and Limeridge Road East                                                                     |
| <b>February 1981</b>        | -    | The Federal and Provincial Governments each announced a \$4,000,000. Contribution towards the Trade Centre/Arena Project.                                      |
| <b>March/April/May 1981</b> | -    | Further studies by the IBI Group and Sub-Committee, including a tour and inspection of various facilities.                                                     |
| <b>June 1981</b>            | -    | Approval in principle of the construction of a Trade Centre/Arena facility at a cost not to exceed 42.7 million dollars.                                       |
| <b>February 1982</b>        | -    | Appointment of the Specialist Consultant and Architectural firm to prepare plans and specifications for the project (total combined fees of \$1,641,900.).     |
| <b>June 1982</b>            | -    | Approval of the Programme, Schematic Drawings and Initial Cost Estimate of \$42,594,900. and the City Treasurer's recommended method of financing the project. |





## SUMMARY

### History - Trade Centre/Arena Project (Cont'd)

- |                       |   |                                                                                                                                                          |
|-----------------------|---|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>September 1982</b> | - | Appointment of Management Consultants to carry out a Marketing Study                                                                                     |
| <b>January 1983</b>   | - | Approval of Final Design Report and and Final Design Cost Estimate, as submitted by Parkin Partnership, Architects                                       |
|                       | - | Approval of the Market Study and Net Revenue Projection as submitted by Pannell Kerr Forster Campbell Sharp, Management Consultants                      |
| <b>January 1983</b>   | - | Authorized an application be submitted to the Ontario Municipal Board for approval to proceed with this project at an estimated cost of \$42,700,000.00. |
|                       | - | Authorized an application to the Ministry of the Environment for exemption from the requirements of the Environmental Assessment Act.                    |



## **CONSTRUCTION ACTIVITIES**



## OUTLINE OF CONSTRUCTION ACTIVITIES

|                                                             |                  |
|-------------------------------------------------------------|------------------|
| Start of Construction                                       | - July 1983      |
| Complete Foundations                                        | - September 1983 |
| Complete concrete superstructure                            | - May 1984       |
| Begin installation of mechanical<br>and electrical services | - May 1984       |
| Fabricate and install steel roof<br>structure               | - July 1984      |
| Install roof coating                                        | - August 1984    |
| Complete external cladding                                  | - August 1984    |
| Complete seating structure                                  | - November 1984  |
| Complete installation of seating                            | - February 1985  |
| Install rink slab                                           | - March 1985     |
| Complete mechanical installation                            | - April 1985     |
| Complete interior finishing                                 | - June 1985      |
| Complete external work                                      | - June 1985      |
| Install fixtures                                            | - June 1985      |
| Test systems and clean-up                                   | - July 1985      |





**OUTLINE OF CONSTRUCTION ACTIVITIES** (Cont'd)

- |                                       |                  |
|---------------------------------------|------------------|
| Turn over to City                     | - August 1985    |
| Move in furnishings, telephone system | - August 1985    |
| Ready for initial uses                | - September 1985 |



## **FINANCIAL DATA**



# PROPOSED METHOD OF FINANCING THE TRADE CENTRE/ARENA COMPLEX

(000's)

| <u>Description</u><br>(1)                                    | <u>Total</u><br>(2)<br>\$ | <u>1981</u><br>(3)<br>\$ | <u>1982</u><br>(4)<br>\$ | <u>1983</u><br>(5)<br>\$ | <u>1984</u><br>(6)<br>\$ | <u>1985</u><br>(7)<br>\$ |
|--------------------------------------------------------------|---------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <b>Schedule of Financing</b>                                 |                           |                          |                          |                          |                          |                          |
| <b>(a) Confirmed -</b>                                       |                           |                          |                          |                          |                          |                          |
| Federal Contribution                                         | 4,000                     | 4,000                    |                          |                          |                          |                          |
| Province of Ontario<br>Contribution                          | 4,075                     |                          | 100                      | 1,100                    | 1,475                    | 1,400                    |
| Allocation from 5 Mill<br>Capital Levy                       | 2,900                     | 200                      | 600                      | 1,200                    | 500                      | 400                      |
| 1 Mill special Capital Levy                                  | 3,543                     |                          | 873                      | 881                      | 890                      | 899                      |
| Allocation from Reserve<br>for Contingency                   | 2,500                     |                          | 2,500                    |                          |                          |                          |
| Allocation from 1982<br>Current Budget                       | 2,000                     |                          | 2,000                    |                          |                          |                          |
| Interest income on Reserve for Trade<br>Centre/Arena Complex | <u>1,861</u>              | <u>500</u>               | <u>1,131</u>             | <u>230</u>               | <u>      </u>            | <u>      </u>            |
|                                                              | <u>20,879</u>             | <u>4,700</u>             | <u>7,204</u>             | <u>3,411</u>             | <u>2,865</u>             | <u>2,699</u>             |





**PROPOSED METHOD OF FINANCING (cont'd.)**

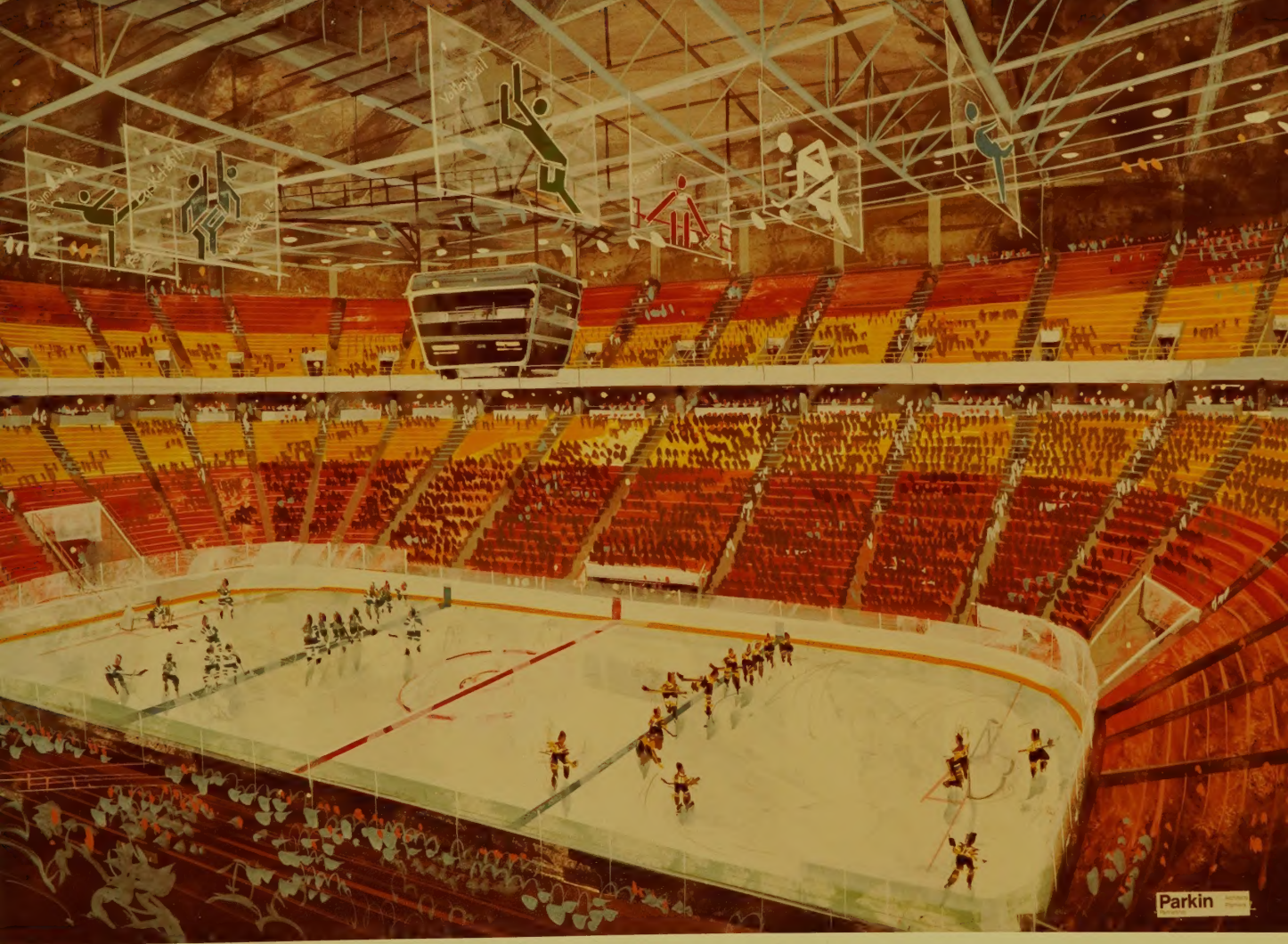
**(b) Estimated -**

|                                                              |              |               |               |              |               |       |
|--------------------------------------------------------------|--------------|---------------|---------------|--------------|---------------|-------|
| Public Subscription                                          | 3,500        |               |               | 2,500        | 1,000         |       |
| Interest income on Reserve for<br>Trade Centre/Arena Complex | <u>723</u>   | <u>      </u> | <u>      </u> | <u>723</u>   | <u>      </u> |       |
|                                                              | <u>4,223</u> | <u>      </u> | <u>      </u> | <u>3,223</u> | <u>1,000</u>  |       |
| Subtotal Cash Receipts                                       | 25,102       | 4,700         | 7,204         | 6,634        | 3,865         | 2,699 |

|                       |               |               |               |               |               |               |
|-----------------------|---------------|---------------|---------------|---------------|---------------|---------------|
| (c) Debenture Issue * | <u>17,598</u> | <u>      </u> | <u>      </u> | <u>      </u> | <u>      </u> | <u>17,598</u> |
|                       | <u>42,700</u> | <u>4,700</u>  | <u>7,204</u>  | <u>6,634</u>  | <u>3,865</u>  | <u>20,297</u> |

**\* NOTE:** The Ontario Municipal Board on May 9th, 1983, approved the issuance of debentures in the total amount of **\$17,787,000.**





Parkin

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